



2020-001151

Klamath County, Oregon

01/29/2020 11:49:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeremy D. Muenzer

PO Box 541

Hood River, OR 97031

Until a change is requested all tax statements shall be sent to the following address:

Jeremy D. Muenzer

PO Box 541

Hood River, OR 97031

File No. 344533AM

STATUTORY WARRANTY DEED

Carl A. Pfeiffer and Maureen E. Pfeiffer, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Jeremy D. Muenzer,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A portion of Lot 8 in Block 47 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 8 of Block 47 Hillside Addition to the City of Klamath Falls, Oregon, thence Northwesterly along the Easterly line of Haskins Street, a distance of 50 feet to the Northwesterly corner of said Lot 8; thence Easterly along the Northerly Boundary of said Lot 8 a distance of 105 feet; thence Southerly and parallel with Haskins Street a distance of 50 feet to a point on the Southerly line of Lot 8 aforesaid; thence Westerly along the Southerly line of said Lot 8, a distance of 105 feet to the place of beginning.

The true and actual consideration for this conveyance is \$100,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

87 HLT

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20th day of January, 2020

Carl A. Pfeiffer
Carl A. Pfeiffer

Maureen E. Pfeiffer
Maureen E. Pfeiffer

State of Oregon } ss
County of Klamath }

On this 20th day of January, 2020, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Carl A. Pfeiffer and Maureen E. Pfeiffer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

